

State Public Works Board Meeting Minutes*

January 17, 2024

***TEAMS Recorded Transcript edited by Susan K. Stewart,
Construction Law Counsel**

CHAIRPERSON HAND: Adam Hand for the for the record, this is the time and the place for the state Public Works Board meeting. It is January 17th at 9:15 AM.

ITEM #1

SUSAN STEWART: Good morning, Susan Stewart. For the record, Mr. Chair. I'll do the roll call.

SUSAN STEWART: Chairperson Adam Hand.

CHAIRPERSON HAND: Present.

SUSAN STEWART: Vicechair Clint Bentley.

SUSAN STEWART: Alright, I'll note for the record, we have him on the phone but is unable to respond.

SUSAN STEWART: Member Tito Tiberti.

MEMBER TIBERTI: Present.

SUSAN STEWART: Member Kevin Lewis.

MEMBER LEWIS: Present.

SUSAN STEWART: Member Phillip Mannelly,

MEMBER MANNELLY: Present

SUSAN STEWART: Member Roy Walker

MEMBER WALKER: Here

SUSAN STEWART: Member, Director, Department of Administration Jack Robb.

DIRECTOR ROBB: Here.

SUSAN STEWART: Mr. Chairman, we have a quorum and I before we begin, I want to note for the record, we are recording the meeting via teams this morning. Thank you.

AGENDA ITEM #2

CHAIRPERSON HAND: Thank you, Susan. So, we have a short agenda today, which is great. We can sort of get caught up. First item on our agenda today is public comment.

The public comments will be taken during this agenda item. No action may be taken on a matter raised under this item until the matter is included on the agenda as an agenda item. Which action may be taken on public comment will be limited to 3 minutes per person and then read the phone number. The phone number is 775-321-6111. Do we have any public comment?

DIRECTOR ROBB: Mr. Chairman, I do have a few public comments, if I may.

And I know that this is kind of weird place for me to be public Comment.

We have no other place on the agenda to make such comments on this story here.

First of all, I would like to welcome back a board member, Roy Walker. Some of you may think he's a new board member. I think Roy and Tito came on at the same time during the Gibbons administration. Roy took a little break, but we talked him into coming back.

We're excited to have Roy back and he has no problem sharing with opinion on any matter, so that's why we like having Roy on the board here. He'll help us get better at what we do. So, appreciate your time here, Roy, and glad you're back.

DIRECTOR ROBB: Another item I need to go over is to my left here in Las Vegas is Mr. Wil Lewis. As of last week, Wil Lewis was appointed as Division Administrator of the Public Works, so he started in that role last week and we will be moving forward in that role. And another person that has recently been reassigned within our Division and is sitting behind the board members in Carson City and that is Mr. Brian Walker. With Wil's presence in Southern Nevada, while he is going to spend a lot of time in Carson City, but he is primarily in Southern Nevada, we needed another leadership member in Northern Nevada and Brian has accepted the role of, Deputy Administrator for the Public Works Division.

DIRECTOR ROBB: So those are two changes besides the new board member and another item I have of note today, I ran into a young man by the name of Cody Hand at the grocery store over the weekend, and he let me know that today was Adam's I think 60th birthday.

CHAIRPERSON HAND: He's a bad boy, yeah.

DIRECTOR ROBB: But so, Cody did a great job informing me of family activities and what was going on at Adam's place.

So, I felt this is a proper time to bring up. Adam that is a big milestone today and we appreciate you sharing your milestone day with us here today.

So thank you that is all I have.

CHAIRPERSON HAND: Thank you for all the comments and welcome everyone and congratulations on new appointments as well.

SUSAN STEWART: Mr. Chairman, I also had an item for public comment, and I just wanted to formally welcome and introduce to the Board on new Board Counsel. Kevin Doty, who is here with us in the north and will be serving in that regard, supporting the board in that role from the AG's office. Thank you and welcome.

AGENDA ITEM #3

CHAIRPERSON HAND: Well, the next item on our agenda is, as you flip it over this one's for possible action is acceptance and approval of the public works meeting minutes from. We received our package previously. So, we've had them as well as they were reviewed by and there were some suggested changes made by counsel. So hopefully everybody had an opportunity to look at them and we'd be looking for a motion to approve the minutes as a as amended.

MEMBER MANNELLY: I'll move to approve the August 18, 2023, meeting minutes as amended and recommended.

CHAIRPERSON HAND: Do we have a second?

MEMBER TIBERTI: Second

CHAIRPERSON HAND: Any discussion. OK, hearing none. All in favor, minutes unanimously approved.

ITEM #4

CHAIRPERSON HAND: And we'll go to agenda item 4, which is introduction and the new board member Mr. Roy Walker. And Jack, thank you for doing that. Is there anything that needs to be done?

SUSAN STEWART: Susan Stewart for the record. I'll just add that Mr. Walker was appointed by the speaker by Speaker Jaeger. And you have in your board packet the appointment letter from the LCB. Personally, I'm thrilled to have you back on the board. So welcome.

MEMBER WALKER: Thank you.

SUSAN STEWART: And I don't know if you would like to tell us a little bit about yourself.

MEMBER WALKER: Some folks may not have been here the first time around, so I'd leave it for you. I don't know if Tito would even remember. I was a third generation Nevada contractor. Still a contractor. I was on the board for, I would guess, eight years and then retired and twisted my arm to get back on the board. So, I've been through some of the processes I am familiar with it, and I'm happy to be back so if anyone has any questions, they can let me know and "Hi Tito, Hi Clint, Hi Jack." Those I know.

VICE CHAIR BENTLEY: Nice to have you.

SUSAN STEWART: And I will note, point of order Vice Chair Bentley has joined us by phone. And so, I've made a note that he's here in the meeting. Thank you.

ITEM #5

CHAIRPERSON HAND: Well, thank you. And again, welcome Roy and I look forward to working together. So, the next item on our agenda is item 5 and it's for discussion only and it's about the 2025 legislative session.

SUSAN STEWART: And I'm going to start us off on that. Susan Stewart, for the record, and it's a little hard to believe that we are already preparing for the 2025 legislative session. I'm just recovering from my PTSD from the last legislative session.

Actually, I'm overstating that. It was fine. With the Director and through his leadership and the governor's office, the ask of the State Public Works Division is for Bill draft requests with the goal of streamlining government, creating efficiencies, and cost savings. With those goals in mind, this is a 10,000-foot level view at this point, and just kind of some broad concepts of ideas that we think could benefit the division and state and the agencies we work with.

SUSAN STEWART: The first one is window replacements. The board will recall we had discussions about AB160 that required some evaluations that may or may not add any value to the process. And so, we're proposing to repeal, revoke, or delete AB160.

Next is change order limits. If the Division faces a change order in excess of 15% or more, we're required to get IFC approval. The timing of that approval is very challenging when we're in the middle of a construction schedule and trying to get on the IFC agenda. We're proposing some flexibility with this BDR.

SUSAN STEWART: Next, is the National Guard. We do a lot of work with the National Guard and there are some challenges with the timing of federal funding and the State's biannual CIP process. And so, as you see, I've noted here, that results in some federal dollars being unspent. They do have professional staff and that would leave larger projects for public works to focus on.

SUSAN STEWART: Next one is BOE approval. Right now, we have contracts, our professional services agreements and our CMAR contracts and we're required to get BOE approval. Again, there's a six-week lead time on those and it makes it very challenging to manage the day-to-day needs of the construction project and getting approval on through that process. So again, we're asking for some latitude and flexibility in that approval process.

SUSAN STEWART: Next is the State Public Works Division CMAR projects. The State Public Works Division follows NRS 338 and NRS 341 in implementing our CMAR projects. SPWD has a limitation that we can issue a guaranteed maximum price once the total cost of the project is known. This prevents SPWD from phasing our CMAR projects and there can be

value in getting out early. For example, site work. So, this BDR would allow the public works division to phase our CMAR projects similar to whatever every other government agency is allowed to do in the state.

SUSAN STEWART: And then the last one, public works is the only public body that's required to have subcontractor bonds. If a subcontractor is doing more than \$50,000 worth of work, they must provide performance and payment bonds. There's a cost associated to that, and that cost does not necessarily result in any value to the owner. And so, this BDR is looking at eliminating that requirement on before I take any questions, I just wanted to throw it out to Jack, Wil, or Brian, if they had anything to add to what I've said here. Thank you.

DIRECTOR ROBB: We have been working with the Governor's office and leadership from the legislative body in the approach to funding of buildings and grounds moving forward. Currently, lease rates in Southern Nevada are \$2.00 to \$2.25 per square foot per month and if you lease from the State itself, it's 94 cents. What we're finding is the 94 cents covers electrical and janitorial. It really does not cover the upkeep of the building and with the acquisition of 975,000 square feet of office space, in addition to the approximately million square feet of buildings we own, this leaves us out of balance. And so, we end up in the CIP mode to do what we call deferred maintenance. And I really don't like the word deferred maintenance. That means we didn't do it under routine maintenance or preventative maintenance so now it's deferred maintenance. And oftentimes the Public Works Board sees a list of deferred maintenance projects come through bigger than our budget will support. So, we're looking at working with all the agencies that lease from us, a lot of them reduce their costs. Like I said, from \$2.00 down to ¢94, we're like someplace in between. So, they still benefit from the savings.

DIRECTOR ROBB: We can't have reserves, but we're not going to call it reserves. We're going to call the maintenance or preventive and routine maintenance that count and we're working to come up with the dollar amount to make sure we have that. So, we're not in this, uh deferred maintenance scenario that we've been in, and I think you guys have oftentimes seen we've got a prime example right now at a location down here, at Casa Grande where if we could have been a \$10,000 fix on the showers, it would have been fixed, but we kicked the can down the road long enough that it's a half a million-dollar project. So, we're going to fix the way we approach doing that, we have to get on it early because all the agencies have to build in the new value into their budget to be able to cover those costs. So we're working through that process with the Governor's office, and the Governor's office of finance to ensure all the buildings we just purchased and all the buildings we currently own are maintained in a proper fashion, so we don't get behind 8 ball like we found ourselves in the past. So that's a major change you're going to see coming forward.

I think that's the one that should be welcomed by the board. A new look at how we do business, and all the things fall apart around us before we can get to them so.

Any questions on that?

MEMBER TIBERTI: I support it.

DIRECTOR ROBB: We could have same thing, and one with different results. We've been in meetings in the 2023 session I spent quite a bit of time with leadership of the of the legislature and Speaker Yeager often referred to some of the things I would say on the deferred maintenance and looking at new ways to do business to actually save money in the end. we're definitely not saving money the way we do it now when we're just letting things fall apart and costing us more to fix it in the end. It's a new way of doing business.

CHAIRPERSON HAND: Anybody else have any questions? Well, you get grace today. It's your first day. You can ask any questions.

MEMBER WALKER: So the requirements of the bonds subcontractor bonds.

I recall that issue I recall deferred maintenance and that was one of the issues from before, so I'm glad to see that it has a chance of moving forward because I could remember, but we couldn't replace heaters in Elko and couldn't replace air conditioning units in Las Vegas and this would surely prevent that.

SUSAN STEWART: Susan Stewart for the record. I think at Tito's urging and perhaps other board members urging they've made a Herculean effort to get the deferred maintenance down. And so, I think with the deferred maintenance at the level that it's at the director's approach of shifting that funding to the agencies is, it's very good timing for that.

ITEM #6

CHAIRPERSON HAND: No one else has any comments. Thank you for the explanation and it all sounds like good things are happening. The next item on the agenda is for discussion only and that's the chairperson designation of emergency projects and this Brian?

BRIAN WACKER: Yeah, I'm going to take this one. We're doing it a little differently. My name is Brian Wacker for the record, so this is the chairperson's designation of emergency projects, State Public Works Division may award contracts under an emergency designation in circumstances that meet the requirements of NRS 338.011 with approval of the board chair. So, we want to report on activity since our last meeting, we've had two emergency project designations.

BRIAN WACKER: The first is for the renovations to building 3A at Southern Nevada Adult Mental Health services off the Charleston Blvd. Campus in Las Vegas to allow renovations to this building to accommodate forensic beds. This building is currently licensed for 21 civil patient beds and this project upgrades will allow the facility to house forensic patients. The second project is replacement of 83 swing doors at housing units 1,5 and 6 at the Southern Desert Correctional

Center, to address immediate safety concerns at that facility. With that, I'd like to ask if there's anything further from Administrator Lewis or anybody, anybody else, that would want to add to that or then we could open up to questions.

DIRECTOR ROBB: The forensic bed item that Mr. Walker just spoke to, the state is currently incurring fines of \$500.00 per day per bed because we do not have that facility and Southern Nevada and it's a dire need of we've gone to view that building it's licensed, but it's going to take a lot of work and it's a critical need for the citizens and State Nevada and the people that need that type of service. So, it's something well overdue and that's why it's on this list today.

MEMBER TIBERTI: How many doors [beds] at \$500.00?

DIRECTOR ROBB: It depends on the patient. If we are at capacity, that's 21 patients, but depending, I don't know how many fit that criteria today, but every person that fits that criteria, we're getting charged \$500.00 a day per bed by the Feds.

MEMBER TIBERTI: OK, so ten 5000, yeah.

MEMBER TIBERTI: What's it cost to replace it?

DIRECTOR ROBB: This building is fairly old and because of who it's going to house, we have to do a lot of updates to it to make sure that they cannot hurt themselves in this facility. So, there's a lot of, it's not just changing out the doors, it's fire sprinklers, it's exposed piping. There's just a lot of things that need to be addressed in an old building, but it is a critical need and the governor's office really wants it done today, we're just working through the process with an old building.

BRIAN WACKER: Yeah. I'm good. Thank you. I don't have anything further.

CHAIRPERSON HAND: Thank you, Brian.

ITEM #7

CHAIRPERSON HAND: Uh, the next agenda is item 7 for discussion only, and this is the administrators report.

BRIAN WACKER: Yeah, I'm going to get it started again and talk about the 2023 CIP and you know, major project status. So, Brian Wacker again for the record. So, like I said, we'll just touch on the status of some of our 2023 CIP and other major projects that have been moving forward.

BRIAN WACKER: The Silverado Ranch DMV project, the CMAR contract was just approved for that project. Notice to proceed was actually issued about a week ago, so that is starting to go under construction. We're expecting that to be completed about a year from today, January 2026.

BRIAN WACKER: Uh next project Heroes Memorial and Annex this is the remodel of the building here in Carson City for the Attorney General's office. The design is complete and we're wrapping up bidding and the GMP guaranteed maximum price is currently under review. We're anticipating the CMAR's contract for that is going to be at the March BOE and we'll start construction hopefully in April.

BRIAN WACKER: The next project, Southern Nevada Veterans Home in Boulder City, is getting closer to the end of design. Construction documents are due to us in February and we're anticipating after that comes in, then next is peer review and the bidding process. That construction is going to start in August of this year. The administration building here in Carson City at the old Kincaide site is in the middle of design. We received schematic design in December. Design development is due in March, and this is an interesting one, if you remember, it's going to be design and construction from the 23 CIP. So, we're moving pretty fast on it. We're going to finish design and the plan right now is to have the building open in April of 2027 ahead of those funds expiring.

BRIAN WACKER: We have a couple of planning major planning projects from the 23 CIP that are moving ahead too. The first one is the Public Safety headquarters building that's here in Carson City. The design contract is circulating. We did a formal selection and chose Van Woert Bigotti for that project and the design will be moving forward this year. The North Las Vegas Veterans Home. Is just kicked off design last week and same thing, design is going to start to progress on that.

BRIAN WACKER: The last one is a Southern Nevada forensics facility which actually has a little bit of tie into that emergency project you just heard about it. They'll provide forensic beds in Las Vegas. That project is also at the Charleston Blvd. Campus. The design contract was approved at the BOE last week and design is progressing on that. With that, I'd ask if Administrator Wil, or Director Robb have anything to add to these projects.

DIRECTOR ROBB: This is Jack Robb for the record. In association with the projects that Mr. Wacker just went over. But that CIP funding is what we purchased the Southern Nevada campus with and from some property in Northern Nevada on Arrowhead Drive.

And then we actually convert some other funds to purchase another building on certain

Silver Sage for a total of 975,000 square feet to the majority of those buildings have been purchased, we have one more tranche to complete with Thomas and Mack. We're currently working through all the final particulars and getting the deeds ready to record that final tranche with Thomas and Mack, and that won't be done until late February, early March, we have to own it by March 6th because we have things to do in those buildings that first week that we're going to own them. So, our timing is working out well on the campus just as an update on the building we purchased in Northern Nevada, we have between 400 and 415 occupants in their Cannabis, Taxation, Office of OPM, and DETR, Department of Rehabilitation and Training have occupied that space out of what we would consider sub-par space in Carson City.

DIRECTOR ROBB: Uh, we've already moved individuals into three buildings on the campus aging disability services into two buildings, Lincoln, and White Pine. I think when you went to the ribbon cutting you all saw that we named all the

buildings after a County. So, Lincoln and White Pine are full, Eureka is partially full. That is where Wil is currently housed in with our HR division, is currently housed, and the governor's office should be in within the next six weeks followed by Gaming Control Board and others right behind them.

So those buildings are going to rapidly become occupied. We're hoping to have not hope, hope is not a strategy, we are anticipating having 6000 state employees in better offices to be more collocated, efficient, efficient for the people that use the services of the state of Nevada and save the state of Nevada some money. So, we should see 6000 people in the new space within a two-year period. That's what we're after.

MEMBER TIBERTI: Tito Tiberti, with a question. With the second tranche, whatever you call it with Thomas and Mack is that adding square footage or is still same footage?

DIRECTOR ROBB: Yeah, the original deal we made with Thomas and Mack was for 835,000 square feet due to the timing of them completing TI's leases burning off and our ability to move people into those buildings. We timed it out over 4 tranches to acquire those buildings to allow things to happen and allow some of our leases to burn off.

We didn't have two buildings, for one thing, it was originally planned for four tranches, with the final purchase occurring March of 2024. The March 4th purchase we spe up because we were able to talk that tenant into moving out early. They paid an early termination, but it then allowed us to bring that building in. That is the Churchill building. That is a built-out call Center was a HIPAA certified Call Center for the medical industry and we have Welfare and deter are going to have about 350 people in that building. Uh, they're coming out of state owned that greatly underserved our customers and our employees at this point and we were looking at 15 million to upgrade a building that should be demolished.

So we purchased a building for about the same price to put the people in in yeah, so tranche four doesn't exist anymore. It was moved into tranche two. Tranche three is the one that's coming up on now, and that will conclude our purchases in this legislative cycle.

MEMBER TIBERTI: So close to 900,000 square feet.

DIRECTOR ROBB: It's 835 on Campus, 975 statewide, OK.

MEMBER TIBERTI: Good.

DIRECTOR ROBB: That's what I have for my portion, yeah.

SUSAN STEWART: Susan Stewart, for the record, Director Robb, are you ok handling the item "office moves" in here, North and South, specific to the division?

DIRECTOR ROBB: Yes. Office moves in northern Nevada. The office you guys are currently sitting in by the time and have another board meeting you're not going to be there. You're going to be at 680 West Nye Lane. It's right on the corner of North Carson Street and Nye Lane. I was just about to where the old Walmart/ Bully's, it's right on the corner (copper roof), northwest corner of that intersection. And, shortly, distribution here in Southern Nevada building the grounds and public works and leasing services that are going to be located in the Humboldt Building on the new campus, moved here.

DIRECTOR ROBB: We have such an investment down there; we want our public works people and our buildings and grounds people embedded within that community to see things stay on top of things, instead of saying, will address that the next time I'm down there.

MEMBER TIBERTI: What will happen to this project?

DIRECTOR ROBB: We don't know yet. Plenty of reasons to keep a building like this. We have buildings in neighborhood spread out to throughout the community that serve the community, whether it the welfare community, whether DHHS community that has to serve their public, we need buildings like this, located within neighborhoods to serve the public in different parts so they don't have to go to one central location.

We decentralize some of those functions to be so, so this building will be used in a different manner going forward, but it will be used. And so, both North and South are moving here shortly into the better locations.

DIRECTOR ROBB: The move in Northern Nevada will accommodate, we need to get our HR function under one roof, where you're sitting in Carson City, that will become the new HR location. They have about 5 locations in Carson now that we need to collocate to make them more streamlined and efficient and effective with the 21% vacancy rate in state employment of, we need to get better at what we're doing and we need to put everybody under one roof working together, being more efficient. So that's our role for the location where they're sitting in Carson City. It's not as much to move them to the new locations to collocate an agency that needs to be right behind your capital amongst the activity that goes on and serve the people trying to come to work for the state of Nevada. So that's the goal behind that move in the North.

CHAIRPERSON HAND: Anybody have any questions? Well, I keep forgetting to say Member Hand for the record. Yeah, it's really encouraging to be hearing all this good news. So much has happened in such a short amount of time. It's really, you know, hats off to all of you for getting all this done. So great job.

DIRECTOR ROBB: Chairman Hand, it's not in the board packet but I'd like to send out.

We can make it part of the record, so if it's there, uh, we have an in and out list of all the agencies we currently have on the move. Uh, it's a list of the ones in play, Not of the ones we know are going to happen down the road.

DIRECTOR ROBB: There're the ones that are play now and I think that the board members will be impressed of our in-house what we're coming out of where we're going to in Southern Nevada, Northern Nevada. So, we will make that a part of the formal packet in the Minutes, but we will make sure that it is emailed to each one of you. So, you see what we're

trying to accomplish and just know that that list is not complete and is ever evolving and there's more players to be named when leases burn off and more property in play. And it's not just not acquired property.

DIRECTOR ROBB: We're working with the properties that we lease that the landlords got very lax. They knew they had a captive audience, and they were not maintaining the way that they needed to be. So, we have their full attention now with the properties bought. And we're moving people out of the worst ones first and now we have a bunch of landlords you couldn't even get to replace the mirror in the bathroom wanting to do total remodels and HVAC, incorporate everything. We are going to serve our public better. We're going to maintain buildings for our employees, so they have places that they're proud to show up and be efficient and effective to services and state Nevada. So it's working.

ITEM #8

CHAIRPERSON HAND: Thank you. The next item on our agenda for discussion only is a board, comments, and discussion, and this is our chance to get things on the agenda that we want to get on the agenda that that, that we may have on our mind. You know, for future meetings,

SUSAN STEWART: Susan Stewart, for the record, I know I have something. I just want to preview for the board, and I think Brian does as well just to let the board know, what's coming up, we will be having a workshop for the adoption of the 2024 Building code. And so most likely before the end of the week, I'll be polling the board to get your availability and we'll get started in that process. Also, Director Robb noted the "in-out" list and staff will make that part of future updates for the board. So they have that in front of them as far as.

Keeping them updated on that. Thank you.

BRIAN WACKER: Yeah, Brian Walker. for the record, yeah, we've been talking about the 25 CIP, the legislative session and so just want to, let you know of the process for that actually this calendar year before 2025. The State Public Works Division is going to accept applications from state agencies April 1st of this year and we'll upon we'll start our due diligence and creating project estimates. We are planning to have a state Public Works Board meeting where the agencies will present to you their projects on August 28th and 29th in Carson City and hoping to have everybody in person for that meeting. So, I'm hoping you guys can get that date on your calendar.

BRIAN WACKER: And just to follow up with the rest of the process after that meeting, there will be an administrator's recommendation to this board in September of this year and the board will make a recommendation to the governor on October 1st of their recommended projects to get ready for the next legislative session. Thank you.

CHAIRPERSON HAND: Can you, could you repeat those dates as you can August 28th and 29th is the agency presentation to the board. And so that's the firm date that we have, and I think we could coordinate the next board meeting date in September. I don't have a date in front of me right now.

SUSAN STEWART: Susan Stewart, for the record, I do believe all board members, with the exception of Roy, got an email from me letting you know. I think it was. I don't know the end of last year. I sent that email out, so hopefully you all have those dates on your calendar, but we can certainly update it and send a reminder. And you also would have got the September date as well, which I can't remember off the top of my head what it is. Thank you.

DIRECTOR ROBB: One thing, when it comes to current agendas and upcoming agendas is.

I would like to get to a point that we and Mr. Tiberti come to Northern Nevada and see some of the things we've accomplished up there with the Arrowhead building. The Silver Sage building, the lease spaces that were getting refreshed, things that we're doing in Northern Nevada, but I would like to give the people in Northern Nevada to come down and we can work with you guys to accommodate travel. And, come down and see where we're at in the process. I know the ribbon cutting informed for a lot of people, and you got to see what we were trying to do now with some of these buildings becoming unoccupied, having the furniture, having the staff in it, seeing how it's working for the staff, seeing the smiles on the staff faces, having discussions with staff on what an upgrade the campus is I think it's vital to keep the board informed as well as we can to the changes we're making, the things we're doing to continue to get to support. I know a lot of, you know, legislators, you have a lot of conversations outside of here that are very instrumental in trying just trying to get to where we want to get. I think we're on the same page trying to get there. So, I would, in the future have a board meeting on campus, and then there's some beautiful rooms in the Arrowhead building. We could probably hold a board meeting in Arrowhead Building in Northern Nevada and just start showing you some of the things that we're doing and try to keep that momentum going forward. Uh and I, I think these you Commissioners having sat on the Wildlife Commission for a long time, the interaction you would get with Roy and Adam in person, just instead of just during the teams meeting, those are invaluable minutes spent too.

DIRECTOR ROBB: I know you or not getting compensated justly for your time you spend on the public works for and I don't want to take any more time, but we want to make those available to you. If you want more information even outside of a board meeting. Mr. Lewis, if you wanted to see what we're doing in southern that or we just get with this, we can arrange a tour, we can arrange anything you need. And Mr. Walker, same thing in Northern Nevada, just to keep you guys informed of what we're trying to do. The more informed you are, the better decisions we all make and the better we are. So that's, that's where I want to get to with the board. So, we're happy to let you know, but love to see it happen.

SUSAN STEWART: Susan Stewart, for the record director Rob we can certainly oftentimes what we've done to be as respectful to the board's time as possible. We'll schedule a board meeting, followed by some tours. So, we can

coordinate that effort and make the most use of your time when we're together. But that's definitely something we can do for our next meeting.

DIRECTOR ROBB: Yeah. Yeah, that's my goal is to coordinate it with meetings.

But if any member has any questions in between meetings, staff and myself are always available to answer those questions and taking on projects you'd like to see. We want to make sure that we give you the information to make informed decisions.

CHAIRPERSON HAND: Does anybody have anything that they'd like to see added to a future agenda that hasn't been discussed or anything else you'd like to share? This is our again, this as borders, our opportunity to it things out there. I'm hearing silence so. Well, Thank you for all the good news along the way. It's really been positive to hear.

ITEM #9

CHAIRPERSON HAND: This brings us to agenda item 9, which is public comment. I've read it once, I don't have to read it again, do I OK. And I don't see any here.

Do we have any public comment in the South? Anybody join you?

MEMBER TIBERTI: No.

ITEM #10

CHAIRPERSON HAND: Great. Well, if not, then the last item on our agenda is to adjourn.

So we have a motion to adjourn.

MEMBER TIBERTI: Motion to adjourn.

MEMBER WALKER: Roy Walker, second

CHAIRPERSON HAND: Any discussion? Alright, all-in favor, please say aye opposed.

None. Hearing none, the motion passes and thank you all for your time this morning and again. A very informed meeting, thank you everyone.

**** RECORDING ENDED****

Joe Lombardo
Governor



Jack Robb
Director

Matthew Tuma
Deputy Director

Kent A. LeFevre
Administrator

Carson City Office:
515 East Musser Street, Suite 102
Carson City, Nevada 89701
Phone: (775) 684-4141

Buildings & Grounds Section
Phone: (775) 684-1800

STATE OF NEVADA
DEPARTMENT OF ADMINISTRATION
PUBLIC WORKS DIVISION

Las Vegas Office:
2300 McLeod Street
Las Vegas, Nevada 89104
Phone: (702) 486-5115

Buildings & Grounds Section
Phone: (702) 486-4300

STATE PUBLIC WORKS BOARD ACTION ITEM REQUEST
Meeting of January 17, 2024

Agenda Item # 3

SUBJECT TITLE:

FOR POSSIBLE ACTION: Acceptance and approval of Public Works Board meeting minutes for:
August 16, 2023 (attached)

DISCUSSION:

Construction Law Counsel has reviewed the August 16, 2023, meeting minutes and recommends the following changes:

1. Page 1:4 change "state" to "place"
2. Page 19:19 change "That's maybe I guess" to "Next"
3. Page 23:15 change "the" to "with the"
4. Page 24:16 change "mere" to "here"
5. Page 26:21 delete "than"
6. Page 34:2 delete "\$"
7. Page 44:7 change "hasn't" to "has"
8. Page 45:12 change "now then" to "now and then"
9. Page 54:7 change "pull" to "poll"
10. Page 56:10 change "can't action this" to "can't take action"

PRIOR ACTIONS:

None.

FINANCIAL IMPACTS//ISSUES:

Not Applicable.

RECOMMENDATIONS:

Approve or deny August 16, 2023, meeting minutes as amended.

ACTION ITEM:

Motion to approve or deny approval of August 16, 2023, meeting minutes as amended.

PREPARED BY: Susan K. Stewart, Deputy Attorney General and Construction Law Counsel

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STATE OF NEVADA.

PUBLIC WORKS DIVISION VIDEO CONFERENCE BOARD MEETING

WEDNESDAY, AUGUST 16, 2023

1:00 P.M.

CARSON CITY, NEVADA

ORIGINAL

THE BOARD:

ADAM HAND, Chairperson
CLINT BENTLEY, Vice-Chair
JACK ROBB,
Director of Administration
KENT LEFEVRE, Administrator
HOMA WOODRUM, Senior Deputy
Attorney General
PHILLIP MANNELLY, Member
KEVIN LEWIS, Member
TITO TIBERTI, Member
KIRSTEN NALLEY, Administrator

FOR THE BOARD:

SUSAN STEWART,
Construction Law Counsel

REPORTED BY:

CAPITOL REPORTERS
BY: Nicole J. Hansen,
Nevada CCR #446, RPR, CRR, RMR
123 West Nye Lane
Carson City, Nevada 89706

AGENDA/INDEX

<u>AGENDA ITEM</u>	<u>PAGE</u>
1. Roll Call	4
2. Public Comment	5
3. For Possible Action: Acceptance and approval of Public Works Board meeting minutes: April 12, 2023.	5
4. For Possible Action: Presentation and Adoption of State Public Works Board Bylaws	6
5. For Discussion Only: State Public Works Division's Regulation Report in Compliance with Executive Order 2023-003	13
6. For Discussion Only: 2023 Legislative Session Update	14
I. SPWD Bills	
II. Other Relevant Legislation	
III. SPWD Follow-up	
7. For Discussion Only: Follow-up on Prior Action Items	
I. Diversity, Equity, and Inclusion in CIP Project Selection	18
II. Net zero buildings - Analysis	19
III. Window replacements- SHPO Coordination	22

1 **AGENDA/INDEX**

2	<u>AGENDA ITEM</u>	<u>PAGE</u>
3		
4	8. For Discussion Only: Chairperson Designation of Emergency Projects	30
5		
6		
7	9. For Discussion Only: Administrator's Report	32
8		
9	I. 2023 CIP	
10	II. Major Projects	34
11	III. Staffing	50
12	IV. Board Vacancy	
13		
14	10. For Discussion Only: Board comment and discussion	51
15	I. Board comments on any agenda item	
16	II. Items to be included in future agendas	
17	III. Review of action items for SPWD management	
18	IV. Set future meeting dates	
19		
20		
21	11. Public Comment	54
22		
23		
24	12. Adjournment	59
25		

1 CARSON CITY, NEVADA; WEDNESDAY, AUGUST 16, 2023,
2 1:00 P.M.

3
4 CHAIR HAND: This is the time and state of
5 the State Public Works Board meeting. It is August 16th,
6 and it's 1:01, according to my cell phone. And I
7 apologize right off the bat. Chairperson Hand for the
8 record. And rather than Susan harassing you for not
9 saying who you are before you get started, I'll save her
10 the pleasure and ask you all to please introduce
11 yourselves as you began to speak.

12 And we have an agenda ahead of us, and the
13 first item is roll call. And, Kent, are you going to do
14 roll call?

15 ADMINISTRATOR LEFEVRE: Thank you. Kent
16 Lefevre, for the record. Chairman Adam Hand?

17 CHAIR HAND: Present.

18 ADMINISTRATOR LEFEVRE: Clint Bentley?

19 VICE-CHAIR BENTLEY: Present.

20 ADMINISTRATOR LEFEVRE: Member Tito Tiberti?

21 MEMBER TIBERTI: Present.

22 ADMINISTRATOR LEFEVRE: Member Kevin Lewis?
23 Kevin?

24 Member Phillip Mannelly?

25 MEMBER MANNELLY: Present.

1 ADMINISTRATOR LEFEVRE: Member and Director
2 of the Department of Administration Jack Robb?

3 DIRECTOR ROBB: Present.

4 ADMINISTRATOR LEFEVRE: Mr. Chair, it appears
5 we have a quorum.

6 CHAIR HAND: Thank you. The second item on
7 our agenda today is public comment. And I'm going to ask
8 if we have any individuals wishing to make a public
9 comment that they please call (775) 321-6111 and enter ID
10 201790901 pound prior to the start of the meeting.

11 And do we have any comment public comment in
12 the south?

13 VICE-CHAIR BENTLEY: We have no public in the
14 south.

15 CHAIR HAND: And in the north, do we have
16 anyone here for public comment? It looks like we have no
17 public comment, so we will move on to Agenda Item 3 for
18 possible action, and that's acceptance and approval of
19 the Public Works Board meeting minutes from April 12th,
20 2023, and they are in your Board package.

21 Has everybody had an opportunity to look at
22 those beforehand? If nobody has any additions to what is
23 in the Board package, I'd like to entertain a motion to
24 approve the minutes of the April 12 meeting consistent
25 with the Item 3 in our binders.

1 VICE-CHAIR BENTLEY: Vice-Chair Bentley. I
2 make a motion to approve the minutes with the recommended
3 changes of the April 18th -- April 12th meeting.

4 MEMBER MANNELLY: Phil Mannelly, for the
5 record. I second that motion.

6 CHAIR HAND: Thank you, Gentlemen. And it
7 looks like Kevin Lewis has joined us, for the record, in
8 the middle of a motion. I don't know if that's legal or
9 not to do that, but want to make sure that we caught that
10 he was here.

11 So we have a motion and a second. So we'll
12 go ahead and ask if there's any other discussion? With
13 no discussion, all in favor, please say aye. Raise your
14 hand so that we --

15 THE BOARD: Aye.

16 CHAIR HAND: All opposed? Any abstaining?
17 Thank you. The motion passes and we move on to Agenda
18 Item 4. And Agenda Item 4, I think Homa is going to
19 take.

20 AG WOODRUM: Homa Woodrum, for the record.

21 What you have in your packets under Agenda
22 Item 4 are proposed bylaws for the Public Works Board. I
23 thought I'd give some background as to how these came
24 about. So you have your statute that pretty much governs
25 how you operate, and the issue is that sometimes there

1 are things related to the operation of the Board that
2 aren't covered in statute and are not necessarily covered
3 in Open Meeting Law, and it can be really helpful for
4 everyone to be on the same page.

5 We had received some questions, for example,
6 about how conflicts might need to be disclosed and what
7 that would look like. And so based on some of those
8 requests, I drafted some proposed bylaws that I'll walk
9 through generally.

10 And the idea, for example, in the conflict
11 section would be a member who joins would be able to
12 familiarize themselves with the bylaws and with the rules
13 and understand maybe their obligations to share any
14 concerns they had about the appearance of impropriety and
15 then everyone would be behaving in a consistent way. So
16 kind of rules of the road. But these are up to you to
17 adopt if you do want to, if you want to change them. I
18 have based them on other bylaws that I've seen for
19 boards. They're not meant to be overly prescriptive to
20 the point where points of order and getting very
21 restrictive on your operations, but just a guide.

22 So the first two sections are
23 self-explanatory. The name of the board and where you
24 get your authority, those are the statutory references,
25 and it's not meant to restate statute, but to expand and

1 clarify. And the purpose and function that calls out to
2 members who are in the public where different obligations
3 for the Board come from. And all of that aligns with
4 statute.

5 And it indicates in 3.2 the purpose of these
6 bylaws is not to duplicate the Nevada Revised Statutes or
7 Nevada Administrative Code, but to address topics not
8 directly covered that's within your authority to address.
9 And then the copy of the bylaws would be available on
10 your website and then shared with members on their
11 appointment. So when somebody comes on board, then
12 they'd know exactly where to look for what's expected of
13 them.

14 Under the membership rules, we have the way
15 -- we have voting members. There's no provision in
16 statute for you to have non-voting members.

17 Terms and termination of service. So this
18 comes up for a lot of boards. Of course you have other
19 jobs and lives, and so sometimes you're not able to make
20 a meeting, but say you had a situation where you were
21 struggling to maintain quorum because members weren't
22 taking scheduling seriously. You'd have a mechanism to
23 pass that information along and address maybe that member
24 isn't interested in continuing to serve, and you would
25 address it that way. So it talks about if, you know, the

1. appointing authority in this case would be the Governor's
2 Office would be given notice if a member failed to attend
3 three successive meetings, and the idea would be
4 essentially a mechanism where the Board would tell the
5 Governor's Office: Hey, can you send us somebody new so
6 that we can actually do our business. It's not meant to
7 be punitive in any way. Just to give you a path forward.

8 The other one that's come up is sometimes,
9 especially with remote work, we've had people relocate
10 out of state and believe that they can still continue to
11 be on a board. No, you do need to be a Nevada resident.
12 And so I often get those questions how long can I be away
13 and that sort of thing. So that's in there as well.

14 We have the duties of officers of the board
15 rounding out Section 4 and then also the mention of under
16 statute, there's no provision for designee. So some
17 boards have a mechanism where you can have a second and
18 that person can attend in your stead. The Public Works
19 Board doesn't have that option, and so that's a question
20 we get a lot, and that's based in statute, but it's
21 repeated here.

22 Section 5 goes over voting and how that's
23 calculated from the attendance of quorum.

24 Section 6 addresses -- that's from statute --
25 compensation.

1 Section 7 clarifies some of the
2 representation of this Board, our office, the Attorney
3 General's Office provides the Board with counsel.
4 Obviously, the Public Works Division has their own
5 counsel, Miss Stewart, so that's clarifying that.

6 We have information about how items are put
7 on agendas for meetings, and again, some of these are
8 just good practices. If you find in review that this
9 isn't how you'd like to be doing it, that's totally fine.
10 You can change this wording.

11 It addresses the Board of Appeals and
12 subcommittees. As we know, all subcommittees do have to
13 follow the meeting law; how amendments should be done
14 once you do adopt these bylaws. And then as I mentioned
15 earlier, we have the conflicts of interest section which
16 talks about members are responsible for the full
17 disclosure of any official affiliations which may cause a
18 conflict of interest or the appearance of impropriety.
19 And this includes declaration by the member prior to any
20 matter. So it's giving instructions if somebody has this
21 question.

22 Because one of the things is as counsel for
23 the Board, I can't give personal legal advice to Board
24 members in sort of the conduct of their duty, but this
25 gives us a way to sort of wink-wink, nudge-nudge, here's

1 a path forward if you have questions about conflicts of
2 interest.

3 It suggests that a statement shall be made on
4 the record indicating when you abstain. Before
5 participating in discussion -- that's actually something
6 that exists in the ethics chapter, and a lot of people on
7 boards don't realize that that you can't be part of the
8 chat and then suddenly say I'm abstaining from the vote
9 because your discussion may have swayed your fellow Board
10 members, and they may have not have realized that you had
11 a personal interest.

12 And then it also suggests that the secretary
13 of the board or their designees would maintain a list of
14 disclosed past affiliations just for transparency
15 purposes. And that way, no one can say that they weren't
16 part of the Board's records.

17 And then members are responsible for their
18 awareness of the ethical laws in Chapter 281A, and then
19 of course Board or Division counsel cannot advise
20 members, and they are encouraged to seek their own legal
21 advice. But again, there's enough in here that I hope
22 would assist members in navigating conflicts of interest.
23 So happy to take any questions about the approach in
24 here --- --- --- --- --- --- --- --- --- ---
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CHAIR HAND: Does anyone have any questions for Homa? Silence.

AG WOODRUM: It's very exciting, for the record.

COUNSEL STEWART: Susan Stewart, for the record. Just for information purposes, Homa did send these to me. I have no concerns. I think that this is it's helpful to have these in place as guidance for the Board as well as staff, Board counsel, the Board members, so just adding that to the information for the Board's consideration.

CHAIR HAND: Based on what Homa presented and Susan's support, does anybody have any questions before we -- This is an item that's for possible action. So before I ask for a motion, is there anything else anybody wants to discuss? If not, then if we could have a motion for this is Item 4: A motion to approve the presentation and adoption of State Public Works Board bylaws presented by Homa and in Item 4 of our packages. Go ahead.

MEMBER MANNELLY: This is Phil Mannelly, for the record. I'll make a motion to adopt the State Public Works Board Bylaws as presented in Agenda Item Number 4.

DIRECTOR ROBB: Jack Robb. I'll second.

1 CHAIR HAND: Thank you, Gentlemen. Anybody
2 have any discussion? Noisy chair. If not, then we'll go
3 ahead and cast a vote. All in favor, please say aye.

4 THE BOARD: Aye.

5 CHAIR HAND: Raise your hands down south.
6 Thank you. Opposed and abstain? None? So the motion
7 carries. Thank you.

8 Thank you, Homa. That's helpful.

9 And, Susan, you're up, right?

10 COUNSEL STEWART: I am. Yes. Thank you,
11 Chairman. Susan Stewart, for the record. I'm going to
12 be -- quick discussion on Agenda Item Number 5.

13 The Board will recall in April, we held a
14 workshop to discuss the Governor's Executive Order
15 2023-003 which required all Nevada agencies to do a
16 regulation review. Part of the requirement of that
17 review was a public meeting, and so the Board was here
18 for that public meeting, and as a follow-up to that and
19 other action items that staff took, we've put together a
20 report. And the report is included in your packet as an
21 informational item that summarizes all of the action that
22 staff took in connection with the executive order. And
23 I'm happy to answer any questions.

24 CHAIR HAND: No questions for Susan? All of
25 that hard work and no questions?

1 COUNSEL STEWART: It was a learning
2 experience. How is that?

3 CHAIR HAND: Great. Thank you for all of
4 your work on that, and it was a worthwhile workshop. I
5 think we all got something out of it in addition to the
6 report that you generated, so thank you.

7 COUNSEL STEWART: Thank you.

8 CHAIR HAND: And with that, we'll then go
9 ahead and move on to Agenda Item looks like 7 -- six, for
10 discussion only. And this is the legislative session
11 update. And this is you again.

12 COUNSEL STEWART: Yes, it is. For the
13 record, Susan Stewart. As the Board may recall, after
14 each legislative session, we -- meaning me -- report to
15 the Board as far as the outcome of the legislative
16 session.

17 Just a personal observation. I'm not sure
18 I've ever seen as much activity that looked like it was
19 going to change our program. And the end result was very
20 little ended up changing our program. So there was a lot
21 of activity and very little changes to how Public Works
22 implements its program.

23 I've attached a summary, and at the top of
24 the summary that I put together, there's two bills that
25 passed. Assembly Bill 1, which actually passed in the

1 special session. That's our CIP bill, and Kent will
2 discuss that in much greater detail further on in the
3 agenda.

4 Senate Bill 25 also passed, and this, as the
5 Board will recall, is the requirement that the Division
6 consider statewide office space needs when recommending
7 the CIP to the Governor. And this was in direct response
8 to an audit finding and recommendation telling us to do
9 so. So we have done that, the follow-up on that to
10 confirm that we've got that incorporated into our CIP
11 process.

12 State Public Works Division proposed two
13 other bills that did not pass: Senate Bill 52, the Board
14 will recall, proposed adding net zero design standards to
15 our regulations adopted by the Board, and the new
16 leadership decided to withdraw Senate Bill 52.

17 Senate Bill 26, the Board may recall,
18 proposed revising the State Public Works Division's
19 change order limits as far as when we have to go to the
20 Interim Finance Committee for approval, and Senate Bill
21 26 did not pass.

22 Other bills that impact the State Public
23 Works Division: AB 210 has requirements now that
24 contractors have to provide certain information to their
25 workers recording prevailing wage and labor commissioner

1 role in regarding Works projects. It also changes some
2 of the penalties that are put in place for violations.
3 Our follow-up on that is just going to be to train staff
4 on the new statutory language.

5 Senate Bill 82 also passed, and it revises
6 apprenticeship requirements and removes public bodies
7 from the apprenticeship compliance process. And I think
8 it was two years ago, maybe four -- I can't remember --
9 where we added in all of the apprenticeship compliance
10 requirements into our contracts. So the followup for us
11 is to take it all out. So we'll be working with staff to
12 revise our contracts to comply with the new
13 apprenticeship compliance process.

14 One of the challenges of this is the timing.
15 This does not go into effect until the labor commissioner
16 develops regulations to implement this which she's
17 supposed to do before the end of the year, so we'll make
18 sure that we comply with those regs and make the changes
19 to our contracts and then also, we'll do training on the
20 new contracts and the new process just like we always do.

21 The last one that doesn't really impact us,
22 it is just an interesting kind of FYI: Senate Bill 226
23 requires public bodies to scrutinize novel leasing and
24 financing structures and to pay prevailing wage. The
25 legislature issued a declaration of the importance of

1 prevailing wage, and so this just codifies that.

2 I will say, as a practice, consistent with my
3 guidance to the Division, the Division always errs on the
4 side of caution and pays prevailing wage. If there's
5 ever a close call, we're on the side of paying prevailing
6 wage.

7 So that's it. That's what came out of the
8 session. Some of these things you may see in the regs
9 that are coming closer to the end of the year, but for
10 now, that's it. And any questions?

11 AG WOODRUM: Homa Woodrum, for the record. I
12 would just tack onto that, there were two Open Meeting
13 Law Bills: AB52 and 219. We've communicated from our
14 office to your Board support exactly what that entails as
15 far as compliance. You heard the Chair disclosing on the
16 record a call-in number and how to make public comment by
17 phone. That's from AB 219.

18 The quorum rules were changed to the benefit
19 of boards where if you have an empty seat on your board,
20 they don't count towards the total in terms of
21 calculating quorums, so that should make things a little
22 easier if you're having delays in getting members
23 appointed.

24 And then some of it was related to
25 administrative action where boards are hiring staff,

1 which is not something that this Board does. So as far
2 as being in compliance, your agenda, everything is in
3 compliance. These were in effect July 1st.

4 COUNSEL STEWART: Thank you, Homa.

5 Susan Stewart, for the record. Any other
6 questions?

7 CHAIR HAND: Thank you. And that brings us
8 to Action Item 7 for discussion only. And it looks like
9 you're up again.

10 COUNSEL STEWART: My name is Susan Stewart,
11 for the record.

12 Agenda Item Number 7, I am not taking the
13 whole thing. You'll see that there are three topics
14 here, and this is follow-up. We've kind of flagged this
15 for the Board in April to let you know that we hadn't
16 forgotten about it, and so this is a follow-up to our
17 December meeting, so we're going to talk about diversity,
18 equity and inclusion in CIP project selection; the net
19 zero analysis, which our Deputy Administrator will
20 handle, and then the window replacement and the SHPO
21 coordination which Chief of Planning will handle that
22 one.

23 And the Board may recall, we had a discussion
24 in December about diversity, equity and inclusion in the
25 CIP project selection and is there a mechanism to include

1 that when the Board is deciding what projects to
2 recommend. And I'm not going to restate my report, but
3 during the hearing, Member Lewis suggested additional
4 resources that I may want to investigate to see if there
5 was additional information out there.

6 And so Member Lewis and I had a phone call,
7 and as a follow-up, I looked at Georgia, California, and
8 revisited Utah again and to see are these public bodies
9 looking at diversity, equity and inclusion when they're
10 recommending CIP projects. And I did not see that those
11 states were using that criteria when recommending
12 projects. So I have no new information to report but
13 wanted to get back to the Board and certainly follow up
14 on the additional resources that Member Lewis had
15 suggested. So I'm happy to answer any questions.

16 CHAIR HAND: The warm weather must be getting
17 everybody.

18 COUNSEL STEWART: Is it a Monday morning?
19 Okay. That's maybe I guess it's net zero.

20 CHAIR HAND: Net zero.

21 ADMINISTRATOR NALLEY: My topic. Kirsten
22 Nalley, for the record. So we, for previous discussions,
23 did a little work on investigating net zero and what that
24 means and what that might look like. And so we performed
25 an assessment on the Silverado Ranch DMV which is one of

1 our projects down in Las Vegas. And we did an assessment
2 for the Department of Public Safety building that we're
3 designing in Carson City.

4 And so at the outset, the goal of the
5 exercise was to see if a net zero building could be
6 accomplished at all.

7 And so what we've learned is that with net
8 zero, one of the first steps in the design portion is to
9 reduce energy consumption. And so that can be done in a
10 number of ways. It can with done by super insulating the
11 building or using super high-performance window glazing,
12 enhanced building envelopes and enhanced MP&E systems.
13 So those are some strategies that would help reduce the
14 energy consumption in the building.

15 And then what you're not able to reduce, the
16 building still is going to require energy to operate, and
17 so at that point, you would develop energy-generating
18 systems to then generate the energy needed to run the
19 building.

20 And so generally, the energy-producing system
21 we look to is photovoltaics. So there's a few other
22 options out there, but generally, that's the one, the go-
23 to in Nevada. So what we found is that it does appear
24 that net zero could be achieved on buildings. However,
25 the initial construction costs for these strategies is

1 very high, and so those strategies don't get recuperated
2 within the life of the equipment and within the life of
3 the building. So that's what we found out.

4 Do you have any questions?

5 COUNSEL STEWART: Kirsten, is there a summary
6 that you put together in the packet for the Board?

7 ADMINISTRATOR NALLEY: There is. Yeah. It's
8 in Section 7 of the packet.

9 CHAIR HAND: Any questions for Kirsten?

10 MEMBER MANNELLY: Phil Mannelly, for the
11 record. In that analysis, does it take into account the
12 additional energy needed to produce the additional
13 products that are used to reduce the energy in the
14 building? Does that make sense? For example --

15 ADMINISTRATOR NALLEY: Right.

16 MEMBER MANNELLY: -- I think you said the
17 super insulation. Does the analysis take into account
18 the additional energy needed to produce the super
19 insulation?

20 ADMINISTRATOR NALLEY: I don't know if it
21 does or not. I doubt it.

22 ADMINISTRATOR LEFEVRE: Kent Lefevre, for the
23 record. I think that's a really good question actually
24 because if you're looking at the production and cost of
25 PVs, for example, there's a lot of energy that goes into

1 making one of those. And once we receive it to the site,
2 that's really when the clock starts as far as energy for
3 the building. But the production model is a very good
4 point. There definitely is energy expended on making
5 those things, so.

6 CHAIR HAND: Any other questions? Thank you
7 for your effort and doing the analysis. And I think so,
8 Kent, are you going to take the last of it?

9 MR. WACKER: For the record, my name is Brian
10 Wacker, Chief of Planning for the State Public Works
11 Division. I'm going to go over the Agenda Item 7.3, the
12 window replacement topic. So I just want to start that
13 off basically by just giving a refresher.

14 AB 160, from our December 2022 meeting, just
15 to refresh your memory on that. So AB 160 was passed in
16 the 2017 legislative session. It's a prescriptive
17 approach that SPWD must follow before replacing windows
18 on State buildings.

19 It says that we are to evaluate the
20 feasibility of caulking, interior surface film, weather
21 stripping, exterior storm windows and interior window
22 panels prior to moving forward with the window
23 replacement. If any of these alternatives provide a
24 positive return on investment, then SPWD must use it in
25 the lieu of a window replacement; positive return meaning

1 it's not better than a window replacement, just a
2 positive return on that alternative.

3 The requirement to follow AB 160 can be
4 bypassed if a State Historic Preservation Office or SHPO
5 recommends against using a window replacement alternative
6 on a historic building, they would allow us to replace a
7 window if they agreed with it. However, in practice,
8 SHPO has never recommended a window replacement over a
9 less alternative on our projects.

10 So like what does this mean moving forward?
11 So we reported last time.

12 That we had \$25 million dollars of window
13 replacement projects requested in the last legislative
14 session and not funded. We did not pick any of those up.
15 The issue we have the window replacement projects is we
16 know that the window replacements will not happen and we
17 won't be able to deliver on the legislatively approved
18 scopes of those projects because of AB 160. The reason
19 is is that a window replacement is going to turn into a
20 replacement alternative like window film or a storm
21 window type project. Disappointing because these
22 projects, although they've got a positive return on the
23 investment, they do save some energy. They don't save
24 the energy that a window replacement does.

25 So I guess the point of this report is moving

1 forward, Public Works would like to move towards a bill
2 draft request in the upcoming session to revoke AB 160.
3 Doing so will give us the ability to replace windows in
4 State buildings as requested by State agencies. I guess
5 with that, let me know thoughts or questions on that.
6 Thank you.

7 CHAIR HAND: Any thoughts or questions?

8 MR. WACKER: Maybe.

9 CHAIR HAND: Kevin is raising his hand. I
10 think he might be muted.

11 COUNSEL STEWART: Can you unmute yourself,
12 Kevin? Did you have a question?

13 MEMBER LEWIS: No, I'm good.

14 CHAIR HAND: I thought you were waving your
15 hand.

16 ADMINISTRATOR LEFEVRE: I'll chirp in mere.
17 Kent Lefevre, for the record. I think what Brian has
18 presented is kind of draws a stark fact into focus here
19 is that if we're going to replace windows like the ones
20 right behind us here, we've got to be able to do it
21 right. And we're the custodians of State resources. We
22 need to do it right. We need to do it right for all of
23 the right reasons: The energy use, the occupancy in the
24 building, the comfort of the occupants in the building.
25 And putting a film on it, that's not going to get us

1 there.

2 So suggesting that we write a BDR to revoke
3 AB 160 is a bold move, but that's really the only way we
4 can get this roadblock out of our toolbox so that we can
5 continue forward with these older buildings. And we've
6 got lots of older buildings. They're aging all over the
7 state. And so those are my thoughts about that.

8 COUNSEL STEWART: Susan Stewart, for the
9 record. I have one comment in connection with this. And
10 please correct me if I got this wrong, but my
11 understanding is that sometimes window replacements would
12 make sense with other building upgrades such as you're
13 going in to do a new HVAC or you're doing an addition,
14 and window replacements would make sense while you're in
15 the building, but the existence of this statute makes it
16 so that we're not getting again, the best bang for the
17 buck when we go in to do a remodel.

18 MR. WACKER: Yeah. So Brian Wacker, for the
19 record. Thank you for saying that, Susan. And that's
20 exactly right. So this bill keeps window replacements
21 out of our toolbox. Without this, we would still follow
22 our standard practice. We would look at alternatives,
23 is there a return on investment to replace windows. And
24 that's right. When we're doing projects, we cannot think
25 about window replacements.

1 An example is the Hero Memorial Building that
2 we're getting ready to do construction on here shortly.
3 The windows are not being replaced as a part of that
4 project. All of the other HVAC systems are being
5 replaced, and it's a problem. It's something that hurts
6 the efficiency of the building and, you know, does not
7 let us fully realize what we could do with it. So it
8 would be great not to have AB 160 in the way. So we can
9 do what we want to do.

10 ADMINISTRATOR ROBB: Jack Robb, for the
11 record. Any time an agency considers a BDR whether it's
12 a Board BDR or an agency BDR, we are an executive branch
13 and each executive branch agency is limited in the number
14 of BDR's we get to take forward. And a lot of times,
15 they'll limit you to three and you put in three and
16 sometimes you may get one approved by the Governor's
17 Office to go forward.

18 I would fully support a BDR of this nature
19 going forward on this unless there was three others that
20 were a higher priority. So this is probably one of a
21 higher priority than that we want to look at. But
22 there's other things we need to consider too. This
23 conflicts with another state agency but it got in there
24 in conflict with this State agency, so that's a burden
25 I'm willing to bear and we will go forward with that. So

1 I do think it's worth our time to make this change. So
2 it's something I support.

3 CHAIR HAND: Any other comments?

4 MEMBER TIBERTI: Tito Tiberti. Question.
5 What kind of money are you talking about on this
6 particular building for the glass? I'm just curious
7 what kind of money you're talking about that it would
8 cost to do it.

9 MR. WACKER: We did, yeah. Brian Wacker, for
10 the record. We did do an estimate on replacing the
11 windows in the Icon building, and I could follow up with
12 the exact estimate if you want. But it was a several
13 million-dollar project between \$2- and \$5-. It was
14 something of that nature, that magnitude. And so it's a
15 substantial project for this building. It's a
16 significant investment as well, but yeah.

17 MEMBER TIBERTI: That's just for the glass
18 window change, that amount of money?

19 MR. WACKER: Brian Wacker again. There's
20 more with that. Actually, for this particular building
21 for the Icon building, it's a glass window change. And
22 how this building was constructed, there's some other
23 elements, kind of some storefront pieces that have to go
24 in it as well. So sometimes it's not a simple
25 like-for-like window, single-pane, double-pane

1 discussion. Sometimes there's other things that have to
2 go in the building as well.

3 ADMINISTRATOR LEFEVRE: Yeah, and Kent
4 Lefevre, for the record. And what we've heard from the
5 occupants of these buildings not only this one but in
6 particular the one across the street, the Bradley
7 building -- is it Bradley?

8 COUNSEL STEWART: Blasdel.

9 ADMINISTRATOR LEFEVRE: Blasdel -- sorry --
10 is that they're very uncomfortable during the winter when
11 the single-pane glass is 32 degrees and they're trying to
12 conduct business two feet away from the window. So
13 they've asked for replacement windows over there for
14 years, and they just haven't been able to get there.

15 ADMINISTRATOR ROBB: Jack Robb, for the
16 record. I think I understand Member Tiberti's question.
17 And with everything, the Governor's Office -- and I'm
18 going to ask -- return on investment. And so we'll look
19 at energy costs and do some calculations on the energy
20 savings we can get and factor in how many years payback
21 is. And if it's a seven-year payback, it's worth doing.
22 So we would do some factoring to figure out our return on
23 investment on any type of project we would bring forward.
24 It wouldn't just be replacing windows. It would be
25 looking at return on investment.

1 MEMBER TIBERTI: Thank you.

2 CHAIR HAND: Any other questions?

3 MEMBER TIBERTI: Not to belabor anything, but
4 what's 32 degrees? I asked Clint. He didn't know
5 either.

6 ADMINISTRATOR LEFEVRE: Kent Lefevre, for the
7 record. I can answer that to you after living in Vegas
8 for 30 years, I understand all about 100-plus Fahrenheit.
9 So when I moved up here five years ago, I was exposed to
10 those extreme degrees like 32 and 30 and zero, and so I
11 had to change up my wardrobe. My Vegas vibe wasn't
12 working for me up here.

13 CHAIR HAND: Great. Well, thank you for your
14 work on this. Obviously, Brian, I'm sure you had some
15 help along the way, but thank you for your work.

16 MR. WACKER: Thank you.

17 CHAIR HAND: And we appreciate your support.

18 ADMINISTRATOR ROBB: Jack Robb, for the
19 record. There's other ways to get there. Maybe a
20 legislator that is energy conscious would see it doesn't
21 just have to be an agency bill. It as an executive
22 branch agency, that's our best tactic to take because you
23 don't want to get in conflict with the Governor's Office
24 if they say not to take a bill and then you get a
25 legislator to do it, that doesn't always go well. But

1 there is multiple ways to get there, and I know we would
2 have some champions within the legislature to get us to
3 that end if this is what we can get approved to take
4 forward.

5 CHAIR HAND: Thank you for your support.
6 With that, the next Agenda Item is Agenda Item 8, and
7 this is for discussion only also. And this is the
8 Chairperson's designation of the emergency projects, and
9 I think Kent is going to take that.

10 ADMINISTRATOR LEFEVRE: Yes. Thank you.
11 Kent Lefevre, for the record.

12 So over the past six months or so, we've
13 issued three emergency -- responded to three emergency
14 projects that have been approved by the Board Chair. So
15 the first one was in January where we had a pipe leak, an
16 underground pipe leak for the Ely State Prison which left
17 two buildings without any heating, so we had to react to
18 that quickly. We already had projects at that campus, so
19 we were able to use those funds without breaking any
20 rules on funding.

21 We also ran into a situation where mold and
22 degradation of restrooms in the Casa Grande facility
23 which is roughly Valley View and Russell. The Casa
24 Grande facility is a transitional housing facility for
25 inmates who are basically on their last six months of

1 their sentence and they're out in the community getting
2 jobs. And so this is a transitional facility for those
3 inmates.

4 At any rate, we had several mold remediation
5 issues come up, and so we were able to write an emergency
6 project for that and receive Board approval for that in
7 May. And currently, that project is currently in design
8 right now because of the actions of the Board, and we'll
9 probably be moving into construction here pretty soon. I
10 know the demo is just about ready to go if it hasn't
11 already started. So this will furnish or refurnish
12 bathrooms and showers in those housing units at Casa
13 Grande.

14 The next one just happened about a month ago.
15 We had a well failure at Nevada Youth Training Center
16 which is in Elko. And so we received approval to pursue
17 an emergency contract on that, and we're in the middle of
18 designing and working with contractors to get that
19 emergency repair. This is the only source of water they
20 have for domestic water at NYTC, and so right now,
21 they're limping along with a makeshift pump. But we'll
22 be coming to the rescue with a good design that will last
23 them for a long time. With that, I'll take any questions
24 you may have.

25 CHAIR HAND: Any questions for Kent? If not,

1 again, thank you, Kent, for the report as well as the
2 process of when these needs come up. Thank you for being
3 efficient in the process when these needs come and
4 getting them done. It's important.

5 ADMINISTRATOR LEFEVRE: Thank you.

6 CHAIR HAND: With that, we'll move on to
7 Agenda Item 9 which is for discussion only, and this is
8 the Administrator's report. And there are four items.
9 And who will be taking the items?

10 ADMINISTRATOR LEFEVRE: Me.

11 CHAIR HAND: You've got them all on your
12 shoulders. Okay.

13 ADMINISTRATOR LEFEVRE: I've got them all.
14 Kent Lefevre, for the record. This is the
15 Administrator's report to the Board over the last since
16 we've met last, this is what's happened. And so our CIP
17 bill was signed into law on June 9th, '23, and the name
18 of the bill is AB 1. It was actually passed in the first
19 special session after the session had ended. We have
20 several categories, and I'm just going to kind of
21 summarize them here.

22 In our '23 CIP, we had a total of \$1.2
23 billion dollars in CIP funding, and that is spread over
24 various agencies as follows. We have the Department of
25 Administration receiving \$623 million dollars of that

1 amount, and that's over 36 projects for the Department of
2 Administration. We have the Department of Conservation
3 and Natural Resources receiving \$7.4 million dollars with
4 six projects. We have the Department of Corrections
5 receiving \$93 million dollars over 20 projects, and I
6 might add that that's the biggest endowment for the
7 Department of Corrections that I've ever seen in terms of
8 funding for their program.

9 We have a Department of Health and Human
10 Services at \$60 million dollars for three projects. One
11 of them is a really big project, and I'll go into that in
12 a minute. And then we have the Department of Motor
13 Vehicles for three projects at \$109 million dollars. The
14 biggest project there is the Silverada Ranch DMV which is
15 going to be a brand-new facility at Silverada Ranch and
16 Valley View in the Las Vegas Valley.

17 Then the Department of Public Safety has
18 received \$17 million dollars for one project. And the
19 Department of Tourism and Cultural Affairs \$40 million
20 dollars for ten projects, and the Department of Veterans
21 Services: \$122 million dollars for seven projects.

22 The Department of Wildlife has \$3 million
23 dollars for one project, and the Office of the Military
24 has \$40 million dollars for eight projects. And then the
25 Department or Nevada System of Higher Education received

1 \$70 million dollars for three projects.

2 So our total projects for this CIP is \$98.
3 And just for perspective, the total projects for last
4 CIP, the '21 CIP, I think, was 95. It might have been
5 93. But that's a remarkable list of projects, and we're
6 working on them already as we speak.

7 And so to the next bullet point of major
8 projects, I'd like to highlight just a half a dozen major
9 projects that are construction and/or acquisition
10 projects. So I already mentioned the Silverada Ranch DMV
11 which is \$105 million dollars. That's going to be a
12 brand-new state-of-the-art facility for DMV, and it will
13 be replacing the one in Henderson and also the one in
14 North Las Vegas. I forget the name of it. Maybe Brian
15 can help me.

16 MR. WACKER: The North Las Vegas Veterans
17 Home? Veterans Home.

18 ADMINISTRATOR LEFEVRE: The next project I
19 would highlight is the Heroes Memorial Annex, which is a
20 stone masonry building here on the Capitol Complex just
21 west of the Capitol, and that's going to be a \$30 million
22 dollar remodel of that historic building for the AG's
23 Office.

24 The next one is Southern Nevada Veterans Home
25 in Boulder City. This was designed under the '21 CIP,

1 and it's just on the cusp of ready to go out to
2 construction at a total project cost of \$99 million
3 dollars. And when finished, it will deliver 120 beds to
4 veterans in our community.

5 The next project is the Administration
6 Building at the Kinhead site here in Carson City, and
7 that total project cost is \$158 million. This will be a
8 130,000 square-foot building for office space for State
9 employees here on the campus of the Capitol Mall.

10 And so I would just add that Kirsten and I
11 were in a meeting this morning with a kickoff with the
12 architect of record who is now under contract, and we're
13 very excited about moving that project forward.

14 The other one -- the other two projects that
15 I want to highlight, I'm going to ask Director Robb to
16 help me pitch this. The purchase of new State buildings,
17 new State office buildings in Las Vegas. We purchased 17
18 buildings at \$213 million dollars. And also in Carson
19 City, we purchased the Arrowhead building which is kind
20 of on the northeast corner of town at \$22 million
21 dollars.

22 Director Robb, do you want to add anything to
23 that?

24 DIRECTOR ROBB: Yes. Thank you very much. A
25 little background on how this project came about. The

1 State of Nevada leases 2.1 million square feet of office
2 space, and we obviously aren't going out of business.
3 Those agencies have been around a long time. And you
4 look at some of these offices, we've leased them for 40
5 plus years. And when you look at it, we purchase those
6 buildings for the owner every eight years during our
7 lease payments. So we wanted to take a different
8 approach.

9 We appreciated that the Public Works Board
10 did bring some projects forward to reduce some of that
11 burden on Nevada. We were looking at a remodel of Grant
12 Sawyer. We were looking at Grant Sawyer number two and
13 then a building at the Sawyer Complex about 475,000
14 square feet, and we were going to be in roughly \$470
15 million dollars or \$981 a square foot to get that 475,000
16 square feet.

17 We talked about different approaches to more
18 office space. We did discover that there was 500,000
19 square feet of vacant office at the McCarran Center just
20 south of the airport in Las Vegas, and we started to
21 negotiate with Thomas and Mack, and it continued to grow.

22 When the legislature became aware of it, they
23 wanted some of the buildings, so everybody's got a map in
24 front of them, I think. If you look at the map, there's
25 reasons why it's color coded. The red, the State of

1 Nevada owns today. If you look at Amigo, all of the red
2 buildings to the right of Amigo or the left of Amigo are
3 executive branch agency. The bottom two red buildings,
4 they are now owned by the Legislature. We did a quit
5 claim deed, and they went over the Legislature.

6 The big red building in the middle, that
7 building is going to be future hearing rooms for the
8 Legislature. There's going to be nine hearing rooms that
9 can accommodate between 50 and 400 people. One of those
10 hearing rooms that I say is 400 people, it's really two
11 hearing rooms that will accommodate 200, but there's a
12 center divider they can take and partition, scoot it to
13 the side and it will hold up to 400 people for big
14 events.

15 In working with the Legislature executive
16 branch and the Legislature have come to agreement that
17 those hearing rooms can help with boards, commissions,
18 training, large staff meetings, whatever general business
19 the State of Nevada, they're going to have access to
20 those hearing rooms. What that's doing in Southern
21 Nevada, a lot of our agencies have boardrooms that take
22 down a lot of square footage to be used a handful of
23 times a year. So we're going to become more effective
24 with our square footage. We're going to have more people
25 per square foot than we historically have.

1 So the red has already been purchased. The
2 blue is scheduled to be purchased. The bottom left and
3 the top right blue building, they will be purchased here
4 in the next two weeks. I'm actually signing the papers
5 on that next week to conclude those purchases. And then
6 the top left one that's labeled "Nevada," that one will
7 be purchased right around October 1st.

8 The buildings in green are currently occupied
9 buildings that we have to let some leases burn off on.
10 We are scheduled to close on those in March of next year.
11 We are actually going to be assuming some tenants. We're
12 going to be landlords which helps us because while these
13 leases burn off at this location, we're burning off
14 leases at other locations, so we're not breaking leases
15 and not filling our obligation in other spots in Las
16 Vegas.

17 The yellow building marked Churchill, it was
18 scheduled to be closed March of 2025 because it had an
19 existing lease until then. It's a vacant building, but
20 it was held under lease and they couldn't break the
21 lease.

22 We worked with Thomas and Mack to have that
23 lease severed, let the lessee walk away, and it's going
24 to be a call center. We have a State-owned building up
25 around Rancho and 95 that we have continuing problems

1 with, and so we're going to move a call center to that
2 location into this area that has furniture already in it
3 built for a HIPAA-certified call center, and that was
4 part of the negotiation of breaking the leases. They had
5 to leave all appurtenances in the building, so we got the
6 furniture. It's turnkey.

7 Kent's crew goes in, we paint it a little
8 bit, change the locks and fire it up and we have a call
9 center. It will fit 754 people. We're only going to put
10 325 in it.

11 The blue buildings, they were vacant, but
12 they needed some tenant improvements. The deal we made
13 with Thomas and Mack was at \$240 a square foot, but we
14 did some calculations on what the tenant improvements
15 would cost to finish these buildings out, and that
16 expedited things because and so that's why the blue is
17 what it is. And with those costs, we spread it across
18 the rest of the campus and we closed this deal at \$255 or
19 \$256 a square foot. In total in this campus, 18
20 buildings, 835,000 square feet.

21 We're going to be moving a lot of people out
22 of Grant Sawyer. We're looking at what we're going to do
23 with Grant Sawyer. No final decision has been made. We
24 have multiple options there.

25 The building below this in red is where

1 Gaming Control Board is going to be housed. The
2 red-and-blue building on the right side, Aging and
3 Disability Service, is going into those. We're starting
4 to determine what agencies are moving into what building.
5 We don't have it all planned out. We're looking at
6 leases burning off, individual needs, everything.

7 The values that I just stated was the \$213
8 million, we know that there's going to be tenant
9 improvements needed for these buildings. We need to
10 change out the locks. Because of security reasons, some
11 of the walls just go to the grid. They need to go full
12 deck for Secretary of State for all of their building
13 materials for the Attorney General Office, evidence; for
14 Taxation, confiscated items. So there's tenant
15 improvements that do need to occur, but we're going to
16 limit those to legally required tenant improvements.

17 The State is transitioning in from a 75
18 percent office scenario to a 25 percent office, 75
19 percent cube scenario. We're working with four different
20 furniture manufacturers right now and their reps, and we
21 are getting ready to put furniture in six different
22 buildings in Southern Nevada at this point. And we will
23 start putting people in those buildings in Southern
24 Nevada in the next six to eight weeks, we will have staff
25 showing up to this location.

1 We do have a ribbon cutting scheduled for
2 November 13th in the afternoon that we'll get formal
3 invitations out to Public Works Board members to attend.
4 And the best time to view these buildings would be in the
5 next six to eight weeks. If any of the Public Works
6 Board members want to take a tour and understand what
7 we've done down there, I get down there on a weekly basis
8 and we can work with Tawny and Kent's staff to figure out
9 a time that works for you guys and we can take you on a
10 tour of the location.

11 If we get past that time, we're going to
12 start loading these buildings with people, and most of
13 these agencies have personal-identifying information in
14 them and stuff that you just can't be doing tours
15 through. So I think we could do a tour around November
16 13th if people want to attend and then go onto the main
17 building that is marked Nevada for the open house.

18 Carson City, I've been in a lot of buildings
19 that we currently lease, and I can tell you I'm not happy
20 with landlords and property managers at this point. I've
21 had some very frank discussions with both of them lately.
22 We are vacating multiple buildings in Carson City, moving
23 into the newly-acquired Harley Building. We're looking
24 at acquiring another building down on Silver Sage, the
25 former Greater Nevada Credit Union building.

1 Our employees have been in substandard
2 locations for far too long. And when I was walking with
3 the property manager today, he goes: Well, all they had
4 to do was ask. But you talk to the tenants that have
5 been in there for years, they would ask and they would
6 ask and they would ask, and there was no response because
7 we didn't have options. They knew the only place we
8 could move was someplace worse in town not someplace
9 better. We're convincing them that's not the way it is
10 now and they need to up their game.

11 We have, in Northern Nevada, Cannabis,
12 Taxation, DETR and Office of Project Management moving
13 into the Harley building, and we will have deferred comp
14 and all of HR moving into the Greater Nevada building.
15 That will free up some space on this campus for some
16 additional moves.

17 So we're really trying to improve the quality
18 of office space to help our employees be productive in
19 their job and give them a sense of pride when they show
20 up to work and become more efficient in our operations of
21 State government, especially having a campus in Southern
22 Nevada. So that's why and how we've done what we've
23 done.

24 Any questions, we'd be prepared to answer.
25 That's all we've been working on lately, Kent. We've

1 been really concentrating on this for quite a while.

2 CHAIR HAND: Do we have questions?

3 MEMBER TIBERTI: Tito Tiberti. Just a
4 general question. I'm trying to get a concept of you
5 said the Grant Sawyer building, which I know about. What
6 percent of those people that make up this whole Thomas
7 and Mack and where will some other big groups of people
8 be coming from what other buildings that I might
9 recognize?

10 ADMINISTRATOR ROBB: Jack Robb, for the
11 record. Thomas and Mack is currently 225,000 square feet
12 and the two major tenants in there are --

13 ADMINISTRATOR LEFEVRE: Grant Sawyer.

14 COUNSEL STEWART: Grant Sawyer.

15 DIRECTOR ROBB: Or Grant Sawyer. Sorry. I
16 got too many names. 225,000 square feet. The two major
17 tenants are Gaming Control Board and Attorney Generals
18 Office. Gaming Control Board has about 240 employees.
19 Attorney Generals Office is approaching 200 employees.
20 So getting those two out, that's a big portion of Grant
21 Sawyer vacated.

22 Human Resources will go into Building 7 one
23 of the middle buildings that's in red. Aging and
24 Disability Services is going into the blue and the red
25 building on the right. They're currently housed at 3300

1 West Sahara in where Business and Industry is. That
2 lease is expiring.

3 And one thing I failed to tell you when I
4 said we had 2 million square feet of office leased, a
5 million of that is leased from non-resident corporations
6 or individuals. And I can tell you 3300 West Sahara is a
7 non-resident corporation that hasn't failed to maintain
8 their building in proper manner for State employees, so
9 that lease is up so this is where they're coming.

10 We're looking to get out of situations that
11 poor performers are the first people we're looking at.
12 We have people in Las Vegas spread throughout the Valley.
13 Valley View and Sahara, we have quite a few 3300 West
14 Sahara, we have quite a few. We're very inefficient on
15 how we have people spread throughout the Valley.

16 In the bottom right building, Cannabis and
17 Taxation currently occupy two floors of a three-story
18 building. Under the lease they have with Thomas and
19 Mack, Taxation had 20,440 square feet and they spent
20 \$505,000 on lease payments last year. Because we own it
21 and our lease rate is cheaper, they're going to save
22 \$275,000 this year going from leasing from a private
23 entity to leasing from us as Buildings and Grounds under
24 Public Works. So that's where we're gaining a lot of the
25 savings.

1 If you look at not doing the three projects
2 that were approved by Public Works -- and we do
3 appreciate you guys approving those because it was the
4 right direction to get out of the leased buildings and
5 start owning buildings, but if you look at getting out of
6 those buildings and a few more square feet, we know we're
7 in excess of \$300 million dollars saved out of the gate
8 doing this. And when we get out of these other leases,
9 we're going to save \$25 million dollars a year in lease
10 payments that are just going to go away in perpetuity
11 because we've made these acquisitions.

12 And I can tell you between now then Nevada
13 and Southern Nevada, we did 975,000 square feet; 21
14 buildings, and I keep telling the Realtors and the
15 property managers we're far from done. We need to do
16 business better. And I can tell you all of the property
17 managers are figuring out they need to up their game.
18 They've cashed our checks for a long time and not
19 provided much service.

20 ADMINISTRATOR LEFEVRE: Thank you, Director
21 Robb.

22 CHAIR HAND: Can I ask a question? So the
23 State is no longer going to have -- I'm sorry. Chairman
24 Hand, for the record.

25 The question is so the State now is going to

1 have all of the space that it's no longer leasing, right,
2 that it owns. So we've been through this process of
3 trying to increase the amount of funds that are available
4 to maintain the State buildings. What's the sort of plan
5 forward? Is part of this \$25 million going to be put
6 away for maintenance or these savings, what are the plans
7 on that?

8 ADMINISTRATOR ROBB: Jack Robb, for the
9 record.

10 COUNSEL STEWART: Great question.

11 DIRECTOR ROBB: Throughout these
12 conversations in front of the Legislature, our lease rate
13 last year was 98 cents a square foot. Because of a
14 process we go through, it was reduced to 94 cents per
15 square foot, and that was by far the wrong thing to do,
16 but it was too late in the process because they'd already
17 gone through budget setting, so everybody's budget was
18 already set on the 94/98 cents per square foot.

19 Because Chairman Yeager or Speaker Yeager, he
20 heard what I was saying and he actually repeated it on
21 the record multiple times that we need to figure out how
22 to maintain our State-owned buildings. And it may be
23 \$1.25 a square foot. We've been told you can't have
24 reserves, and that's why they would always beat us up at
25 the Governor's Office Finance and that's why the rate got

1 to 94 cents and 98 cents is because they said we couldn't
2 have reserves.

3 Well, I don't call it reserves. And I hate
4 the word "deferred maintenance." I want to get away from
5 the word deferred maintenance. We need to get to a point
6 that's routine and preventative maintenance. When you go
7 into Grant Sawyer and there's five elevators and only one
8 is operational because we don't have the money to fix
9 them, that's embarrassing. When we have staff stuck in
10 this elevator, I won't take that elevator right outside
11 of here because we get staff stuck in it for hours.

12 We've been pushed down so far, but the
13 Legislature's heard where we want to go. The Governor's
14 Office has heard where we want to go.

15 We have a new leader in the Governors Office
16 of Finance. They understand we have problems. So when
17 we start building new budgets, it is going to be at a
18 higher rate. It's not going to get to 94 and 98 cents.
19 We're going to calculate what it's going to take, and
20 it's not going to be reserves. It's going to be
21 maintenance accounts for routine and preventative
22 maintenance because these things are falling down around
23 us due to lack of funding. But in the \$25 million, a
24 portion of that is going to come back and do exactly what
25 we need to do: Take care of the buildings.

1 CHAIR HAND: Thank you.

2 ADMINISTRATOR LEFEVRE: Okay. Continuing on.
3 Major planning projects that were approved in the '23
4 CIP. I want to highlight three of these. One is the
5 public safety headquarters building here in Carson City,
6 and that's going to be 144,000 square-foot facility which
7 will consolidate public safety functions throughout the
8 Valley, and the next one is the North Las Vegas Veterans
9 Home. And this is going to be a great opportunity for
10 veterans and the State as well as in particular Clark
11 County where we were funded to do the planning for a
12 128-bed facility in North Las Vegas.

13 And if you're familiar with the veterans
14 hospital out on 215 and North Pecos, we're going to be on
15 that campus. And so we're very excited about that.

16 The next project is a much needed and long
17 overdue project for the Department of Health and Human
18 Services, and that is a Southern Nevada forensic facility
19 on the West Charleston campus. And right now, they are
20 under duress of court orders because they don't have
21 enough beds to keep the patients in. So this project
22 will give them 282 beds and 196,000 square-foot facility.
23 And it's long overdue.

24 What they've been doing is making due with
25 Lakes Crossing up in Sparks which is falling apart. It's

1 50 years old or better. And then they're doing some
2 stopgap repairs and alterations to the city jail on
3 Mojave and Stewart to grab some beds, but this is really
4 going to help that population.

5 And the other thing I'd like to talk about on
6 this bullet is the major maintenance projects. You know,
7 these other projects get a lot of attention, but the
8 major maintenance projects really got some attention this
9 time around. Project 23 MO2, which is the DHHS combined
10 project, there's 14 projects totaling \$33 million dollars
11 rolled up into one project. So the beauty of that is
12 that if one project has savings, we'll be able to use
13 that and start working on a priority two list that's
14 already built into the CIP.

15 The other project is 23 M03, which is the
16 administration version of that. And that's the 13
17 projects with \$17 million dollars.

18 And so on the eve of the session, the Board
19 wrote a letter to the Governor on January 4th
20 recommending maintenance projects at \$223 million
21 dollars.

22 And I'm happy to report that the maintenance
23 projects that were funded -- now this is just M projects
24 -- this doesn't count statewide projects or the other
25 maintenance-type projects, just the M projects alone were

1 funded at \$259 million dollars. So I would like to thank
2 the Board because the Governor is listening to us. And
3 we really made a stride in whacking down deferred
4 maintenance in this session. So thank you all.

5 The last thing on my item here is --

6 COUNSEL STEWART: Staffing.

7 ADMINISTRATOR LEFEVRE: Oh, yes. Staffing.
8 So I've got two more things. Two more things. As
9 reported in our last meeting, professional service
10 staffing continues to be a challenge. However, we have
11 added four project managers in the past 15 months, and
12 we've added two more project managers just this summer.
13 We hired one this last week that started last week. And
14 we were legislatively approved for four new project
15 managers, and they are being -- those recruitments are
16 being advertised right now for an October hiring window.
17 So we're very excited about that.

18 And as far as the vacancies in the building
19 inspector arena, it continues to be a challenge. We
20 still have probably six or seven vacancies in that area,
21 but they seem to be managing in spite of all of that.

22 The last item on the list is the letter that
23 was sent to Assemblyman Yeager requesting that he appoint
24 a member to the State Public Works Board. So that went
25 out a couple of weeks ago, and we have not heard back

1 from his office yet, but I would just put a plug in here
2 that Speaker Yeager, by statute, has the right to appoint
3 one seat to this Board. So if anybody has information on
4 another candidate that might be interested, we could
5 forward that to Speaker Yeager. And that concludes my
6 presentation.

7 CHAIR HAND: Chairperson Hand, for the
8 record. Thank you for all of the good news. A lot of
9 good news in there. Very exciting. Very good for the
10 State, and I'm glad that maintenance was part of the
11 thought process in the decisions that were made.

12 And, Tito, I suspect that you're glad to hear
13 about all of the maintenance money.

14 MEMBER TIBERTI: Yes.

15 VICE-CHAIR BENTLEY: That was a big yes.

16 CHAIR HAND: Great. Well, thank you. Again,
17 thank you, Kent, for the report.

18 The next item on the agenda is Item 10, and
19 it's for discussion only. And this is Board comments and
20 discussion, and this is where we if we've got ideas for
21 future board meetings, we bring up those topics. And so
22 does anybody have any thoughts that they'd like to see in
23 future meetings?

24 MEMBER MANNELLY: Phil Mannelly, for the
25 record. I just have a comment on the last Agenda Item.

1 I want to thank Kent and Director Robb for the
2 explanation and all of the hard work on those facilities.

3 I'm looking at the vision on the wall
4 stating: State agencies will occupy exemplary facilities
5 as well as the mission statement: To provide
6 well-planned, efficient and safe facilities. And it
7 sounds like what we just heard and the efforts you guys
8 have made is really fulfilling that. So thank you.

9 CHAIR HAND: Thank you, Phillip.

10 VICE-CHAIR BENTLEY: Vice-Chair Bentley. I
11 have a question. It's just a question. On the ribbon
12 cutting on November 13th, is there a general or an
13 approximate time set for that yet or just a date?

14 DIRECTOR ROBB: It's Jack Robb, for the
15 record. It will be in the afternoon. There is a time,
16 but I don't know it off the top of my head. We can get
17 that to you.

18 ADMINISTRATOR LEFEVRE: I want to say 1:00
19 o'clock.

20 DIRECTOR ROBB: I don't think it's 1:00
21 o'clock. It's 1:30 to 3:00.

22 VICE-CHAIR BENTLEY: Thank you.

23 DIRECTOR ROBB: We'll be getting formal
24 invitations out.

25 MEMBER TIBERTI: Tito Tiberti, for the

1 record. I'm confused. I thought that was the date of
2 the tour. Are we going to have a tour at some time
3 before that or where am I confused?

4 ADMINISTRATOR ROBB: Jack Robb, for the
5 record. We can do a tour in the morning if you want to
6 do a tour at say 11:00 o'clock and then go grab lunch and
7 then we can go to the ribbon cutting. We can make that
8 work.

9 VICE-CHAIR BENTLEY: That sounds good.

10 MEMBER TIBERTI: I'm not even buying green
11 bananas, so November seems a long way away.

12 COUNSEL STEWART: Susan Stewart, for the
13 record. We will work with the Board and their schedules
14 moving forward to get something scheduled.

15 ADMINISTRATOR ROBB: Jack Robb, for the
16 record. All I know, Mr. Bentley, is it's smack dab in
17 the middle of my elk season.

18 CHAIR HAND: I was going to ask that very
19 question: If Clint was going to be available for the
20 ribbon cutting.

21 COUNSEL STEWART: Susan Stewart, for the
22 record. Just an FYI for the Board. We will be looking
23 at the adoption of the new building code, and as some of
24 you may recall, that needs to be done via regulation.
25 And so coming up in the next several months, we will

1 begin that process.

2 VICE-CHAIR BENTLEY: Do you have a time
3 frame? Vice-Chairman Bentley. Do you have a time frame
4 of when that will be label available to address, Susan?

5 COUNSEL STEWART: Susan Stewart, for the
6 record. Not at this time, but it would certainly be set
7 the same way we do every meeting. We would pull the
8 Board and get as many of you, you know, that are
9 available so that we can have those meetings with as many
10 of the Board members in attendance.

11 VICE-CHAIR BENTLEY: Is it obvious that we
12 needed to address that as soon as possible for any
13 upcoming project.

14 COUNSEL STEWART: Yes, sir.

15 CHAIR HAND: Thank you. Any other questions?
16 Comments? So on Agenda Item 10, that was really about
17 future meetings. Is there anything else that, Susan,
18 that we need to being aware of?

19 COUNSEL STEWART: Susan Stewart, for the
20 record. Not that I can think of right now.

21 CHAIR HAND: Kent?

22 ADMINISTRATOR LEFEVRE: No.

23 CHAIR HAND: All right. Then the last item
24 on our agenda today is public comment. And I have to ask
25 the question.

1 MR. CHAPEL: Clayton Chapel. I'm the
2 director of installations and environment for the Nevada
3 National Guard, and I initially came here just to
4 introduce my new employee and have him kind of take a
5 look at the Division and the Board and how it works and
6 things like that.

7 As I was taking notes, I thought I would
8 share a couple of comments and appreciate what the
9 Division and the Board has done for us in the past.
10 First and foremost, that is great to hear. This is the
11 first time I've actually heard about this purchase of all
12 of this property down there.

13 And in discussions with Major General Berry
14 and senior staff over there, is we are looking for
15 property in Southern Nevada in particular as well as
16 Northern Nevada. So if you're looking for additional
17 agencies to occupy some of the square footage, we have
18 expansion where we've put cyber security elements in some
19 of our readiness center space, and we've also put
20 department of -- not department of public safety but
21 emergency management personnel. And what they're doing
22 is they're occupying some of our readiness center space
23 so we're moving soldiers and some of their administrators
24 and so we're double occupying some of our space.

25 So I'd ask please include us as National

1 Guard into some of these discussions because we will look
2 to see what we can do in occupying. Some of them are a
3 hundred percent State employees that are in our building,
4 and some of them are mixed. Federal and state employees.
5 So I throw that out there.

6 And another thing -- and I know I've talked
7 with Kent about this, and we've done it in the past or
8 we've tried it in the past. There's just been a
9 discussion and you asked for future. And I know you guys
10 can't action this on a public comment type of a thing,
11 but I ask that you potentially look at -- I know the
12 State Public Works Division has statewide paving,
13 statewide roofing, statewide programs. And Kent and I
14 probably in the last six months talked about a statewide
15 kind of funding program.

16 Because where we're running into,
17 particularly after this last CIP, we're scrambling as an
18 agency to try to figure out how to get State funds to
19 match our federal dollars that come in between the
20 biennium, between the legislative sessions, and it's
21 really coming to fruition this legislative session
22 because we have projects that are federally funded that
23 need State matches that we don't have. So we've gone
24 through a grant process. We're trying to do the grant
25 process.

1 Working with Kent and Kirsten, we're going to
2 go to the IFC and ask. We're trying different avenues.
3 But if we could have a statewide -- and I don't know what
4 to call it -- funding program, I can almost guarantee a
5 minimum of a million dollars in federal money that we can
6 put into the State. I'm sure I could come up with more
7 as the program grows, but we do need that State match.
8 It's hampering us right now. And there's the potential
9 of losing upwards of \$10 to \$15 million dollars in this
10 next biennium if we can't figure out how to get the
11 State.

12 There's not a lot of flexibility right now
13 that I can find in working with Kent and his staff that
14 we can find where we can get that State match in a fairly
15 prompt process. So I asked potentially look into that as
16 a statewide program, whatever we want to call it. I
17 don't know if I've exceeded my three minutes.

18 One last thing is you're talking staff. And
19 we actually presented this a couple of sessions ago, but
20 we've learned that we didn't have -- we didn't go through
21 the -- we didn't have an assemblyman or like an official
22 that was backing it.

23 We had State Public Works Board that
24 supported it, but we're looking at a bill draft review
25 that we're going to re-submit and we're going to do it

1 where we have more backing. General Barry is aware of
2 this. We're going to try to get it to where I know
3 there's staffing shortages in State Public Works
4 Division. I don't have all of my staff, but I do have
5 engineers and staff that can execute projects to a
6 certain amount, and that's what we're going to look at
7 it. I know under in the NRS there's I think --

8 COUNSEL STEWART: Parks.

9 MR. CHAPEL: Parks and Wildlife. And that's
10 who we teamed up with before. We're just going to do a
11 better job with it with General Berry making sure we go
12 forward with this. But that's one of the BDR's that
13 we're looking at. Probably exceeded my three minutes,
14 but thanks for the time.

15 ADMINISTRATOR LEFEVRE: Kent Lefevre. If I
16 could make a comment about that. Clayton Chapel and I
17 have looked at that, and what we need to create is a kind
18 of like a catch-all slush fund, if you like, that can
19 catch federal grants and federal dollars with a State
20 match.

21 After the session and afternoon, all of the
22 legislators have gone home because the problem that we
23 run into is that once we get the gov. rec., we're kind of
24 locked in on what we can fund and what will be funded.
25 But the federal money comes in like in December or in

1 March or in April or May or June, and it doesn't hit our
2 cycle for CIP's as well as we would all like it to. So
3 I'm in support of coming up with some kind of a slush
4 fund that will catch these federal grants.

5 COUNSEL STEWART: We definitely can't call it
6 a slush fund.

7 ADMINISTRATOR LEFEVRE: Let's call it a
8 State-matched fund.

9 COUNSEL STEWART: Okay. That's better.

10 MR. CHAPEL: Thank you. I appreciate it.

11 CHAIR HAND: Thank you. So again, last item
12 is public comment. And is there any other comment in the
13 south?

14 VICE-CHAIR BENTLEY: No public in the south.

15 CHAIR HAND: How about on the phone? Nobody
16 called in after we read the phone number? Okay. And in
17 the north, we do we have any more comment?

18 If not, then thank you for all of the hard
19 work and all of the good news today. It was a great
20 meeting. Thank you to everybody at Public Works for what
21 you got accomplished.

22 And with that, we'll go to Agenda Item 12,
23 and we'll ask for a motion to adjourn.

24 DIRECTOR ROBB: So moved.

25 MEMBER TIBERTI: Tito Tiberti. Motion for

1 adjournment.

2 VICE-CHAIR BENTLEY: Client Bentley. Second.

3 CHAIR HAND: All in favor?

4 THE BOARD: Aye.

5 CHAIR HAND: Opposed? It looks like the
6 motion passes and we'll call it. Again, a very positive
7 meeting today. Thank you all. And adjourned.

8 (The meeting concluded at 2:30 p.m.)

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1 STATE OF NEVADA)
2 WASHOE COUNTY)

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4 I, NICOLE J. HANSEN, Official Court Reporter for the
5 State of Nevada, Public Works Board, do hereby
6 Certify:

7

8 That on the 16th day of August, 2023, I was
9 present at said meeting for the purpose of
10 reporting in verbatim stenotype notes the within-entitled
11 public meeting;

12

13 That the foregoing transcript, consisting of pages 1
14 through 60, inclusive, includes a full, true and correct
15 transcription of my stenotype notes of said public
16 meeting.

17

18 Dated at Reno, Nevada, this 22nd day of
19 August, 2023.

20

21

22

Nicole J. Hansen

23

NICOLE J. HANSEN, NV CCR #446
CAL. CSR 13,909 RPR, CRR, RMR

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